

Hearing Officer Transmittal Checklist

Hearing Date
September 3, 2013
Agenda Item No.

4

Project Number: R2013-00838-(5)
Case(s): Conditional Use Permit Case No. 201300039
Planner: Anthony Curzi

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Coverage Maps
- Photosims

Reviewed By: _____





Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER

R2013-00838-(5)

HEARING DATE

September 3, 2013

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201300076

PROJECT SUMMARY

OWNER / APPLICANT

Palmdale Water District/AT&T Mobility

MAP/EXHIBIT DATE

March 19, 2013

PROJECT OVERVIEW

The applicant, AT&T Mobility, is requesting a conditional use permit (“CUP”) to authorize the construction, operation, and maintenance of an unmanned, wireless telecommunication facility (“WTF”) in the R-A-1 (Residential Agricultural – One Acre Minimum Required Lot Area) zone. The WTF will consist of a 54-foot-tall monopine within a 612-square-foot (34-foot-by-18-foot) ground lease area. The WTF will be located approximately 80 feet west of an existing water tank. The property is surrounded by an existing chain-link fence topped with barbed wire.

The monopine will contain 12 panel antennas, four each on three sectors. Twenty-four RRUs (Remote Radio Units) will be placed behind the panel antennas, eight per sector. Also proposed are four surge suppressors on the monopine tower. The ground lease area will contain a 12-foot-by-11-foot, 5-inch equipment shelter with two GPS antennas.

The subject property currently contains a 2 million-gallon water tank for the Palmdale Water District.

LOCATION

36809 El Camino Drive, Harold (unincorporated Palmdale)
 93551

ACCESS

El Camino Drive

ASSESSORS PARCEL NUMBER(S)

3054-019-903

SITE AREA

0.97 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Areawide General Plan

ZONED DISTRICT

Palmdale

LAND USE DESIGNATION

N2 (Non-Urban 2)

ZONE

R-A-1 (Residential Agricultural – One Acre Minimum Required Lot Area)

PROPOSED UNITS

NA

MAX DENSITY/UNITS

COMMUNITY STANDARDS DISTRICT

NA

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Antelope Valley Areawide General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.20.450 (R-2 Zone Development Standards)

CASE PLANNER:

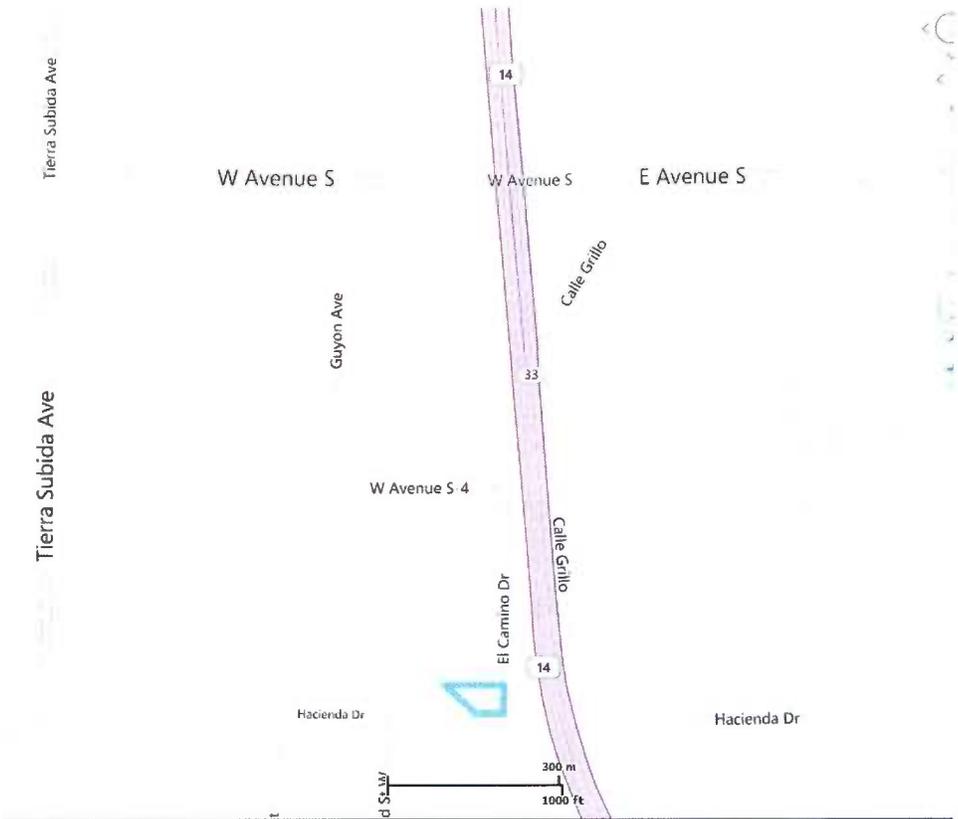
Anthony Curzi

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(213) 974-6443

E-MAIL ADDRESS:

acurzi@planning.lacounty.gov



Los Angeles



ENTITLEMENTS REQUESTED

- Conditional Use Permit (“CUP”) for a wireless telecommunication facility (“WTF”) in the R-A-1 (Residential Agricultural – One Acre Minimum Required Lot Area) Zone pursuant to the Los Angeles County (“County”) Code Section 22.20.440

PROJECT DESCRIPTION

The applicant, AT&T Mobility, is requesting authorization to construct, operate, and maintain an unmanned WTF, consisting of a 54-foot-tall monopine with 12 8-foot panel antennas, four each on three sectors. Twenty-four (24) RRUs (Remote Radio Units), eight per sector, will be placed behind the panel antennas. Also proposed are four surge suppressors on the monopine tower.

The monopine will be located within a 612-square-foot (34-foot-by-18-foot) ground lease area. In addition to the monopine, a 12-foot-by-11-foot, 5-inch equipment shelter with two GPS antennas will be located in the lease area. There will also be room in the lease area for a future generator. The WTF will be located approximately 80 feet west of an existing water tank. The property is surrounded by an existing chain-link fence topped with barbed wire. Access to the site is via a 12-foot-wide access driveway located off of El Camino Drive.

SITE PLAN DESCRIPTION

The site plan depicts the subject property with a 12-foot-wide access driveway from El Camino Drive with adequate room at the site for the parking of the maintenance vehicle. The subject parcel is irregularly shaped and most of the property is occupied by the Palmdale Water District’s 2 million-gallon water tank. The WTF will be located approximately 80 feet west of the water tank. An antenna layout plan depicts three 9-foot-wide sectors with four 8-foot panel antennas each. Behind the panel antennas are 24 RRUs, eight per sector. Four surge suppressors are depicted directly on the monopine tower. An equipment layout plan depicts a 12-foot-by-11-foot, 5-inch, equipment shelter with two GPS antennas. An area for a future generator is also depicted.

Elevations depict the monopine with a height of 54 feet with the panel antennas at a height of 49 feet. An 11-foot-tall equipment shelter is located directly adjacent to the tower.

EXISTING ZONING

The subject property is zoned R-A-1.

Surrounding properties are zoned as follows:

- North: R-A-1
- South: O-S (Open Space)
- East: R-A-1
- West: O-S

EXISTING LAND USES

The subject property is developed with a 2 million-gallon water tank of the Palmdale Water District.

Surrounding properties are developed as follows:

North: Vacant land

South: Aqueduct, vacant land

East: Vacant land, Antelope Valley (SR-14) Freeway, vacant land

West: Aqueduct, vacant land, single-family residences

PREVIOUS CASES/ZONING HISTORY

Ordinance 6260 established the R-A zone on the subject property on September 4, 1953.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is for the construction of a new WTF on a disturbed parcel containing a water tank. The project site is not in an area that is mapped as environmentally sensitive and there are no applicable exceptions to the categorical exemption. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the N2 (Non-Urban 2) land use category of the Antelope Valley Areawide General Plan ("Community Plan"). The N2 designation is intended for low density rural uses of up to one dwelling unit per acre. The WTF is a utility type of use and is, therefore, consistent with the permitted uses of the underlying land use category.

The following policy of the Los Angeles Countywide General Plan is applicable to the proposed project:

- *Public Services Policy 58: "Maintain high quality emergency response services."* WTFs provide cellular service to neighboring residents and motorists. Such service is often used to place emergency calls. The project will ensure that such service will continue to be available and will increase reliable coverage for AT&T users.

The following policies of the Community Plan are applicable to the proposed project:

- *Adequacy of Public Services Policy 29: "Encourage development of services to meet the needs of Antelope Valley residents including health, education, welfare, police and fire, governmental operations, recreation, cultural, and utility services. Such services should be expanded at a rate commensurate with population*

growth. Phasing of their implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas with branches located in outlying communities. When the population base in a community is too small to support a facility, a common facility to be shared by a number of small communities should be established at a central point."

The proposed WTF is considered a utility use and will provide telecommunication services to residents and visitors of the Antelope Valley.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.20.450 of the County Code, establishments in the R-A Zone are subject to the following development standards:

- Property in the R-A zone shall be subject to all development standards of the R-1 zone, including yard setbacks, vehicle storage, and area requirements.
The subject property meets all applicable development standards of the R-1 zone.

Site Visit

Staff conducted a site visit on May 23, 2013. Staff observed the area and the water tank and noted the absence of sensitive land uses nearby. Staff also observed that a pine tree design would be appropriate for the area. Surrounding uses consist of the aqueduct, the SR-14 Freeway, and vacant land. Therefore staff observed that a 54-foot-tall monopine would be appropriate for the area.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff believes that the applicant has met the burden of proof.

The proposed use is consistent with the adopted general plan for the area as it is in the N2 land use category of the Community Plan. The N2 land use category is intended for low-intensity and rural land uses. The proposed WTF is consistent with the land use designation because WTFs provide a necessary service, and the project will not introduce an intensive use to the area. The tower's concealment as a pine tree will further ensure that impacts to aesthetics resources are minimized.

Therefore, the proposed use is consistent with the adopted general plan for the area.

The proposed use is one of low intensity and functions without creating nuisances to others. The WTF will be located in an area that is already disturbed and its design as a pine tree will cause it to better blend in with the surroundings.

Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The subject site is approximately one acre and easily accommodates all required development standards.

Therefore, proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed WTF will be accessible from El Camino Drive, a private street. All roads in the area are adequate to accommodate the anticipated traffic from the project's construction and operation. All necessary public and private services are proximate to the site.

Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

Neighborhood Impact/Land Use Compatibility

The proposed project is for the construction, operation, and maintenance of a WTF in a rural community. The project's relatively small size, remote location, and physical appearance results in a use that is compatible with the area.

The proposed project does not impede the compliance of any development standard in the R-A zone. All required setbacks are met with the proposed project.

The project site is adequately sized to accommodate construction and maintenance vehicles for the WTF, as such the project will not overburden the area with traffic, nor will other public or private services be impacted by the project. Access to the project is via El Camino Drive, a private street.

The project is well served by all applicable and necessary infrastructure, including roads, electricity, and telephone service.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff has not received any comments at this time.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Staff has not received any comments at this time.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2013-00838-(5), Conditional Use Permit Number 201300039, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201300039 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Anthony Curzi, Regional Planning Assistant II, Zoning Permits North Section
Reviewed by Susan Tae, AICP, Supervising Regional Planner, Zoning Permits North Section

Attachments:
Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Site Photographs, Photo Simulations, Aerial Image
Site Plan, Land Use Map

SMT:amc
September 3, 2013

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-00838-(5)
CONDITIONAL USE PERMIT NO. 201300039**

1. **ENTITLEMENT REQUESTED.** The applicant, AT&T Mobility, is requesting a Conditional Use Permit ("CUP") to authorize the construction, operation, and maintenance of a wireless telecommunication facility ("WTF") in the R-A-1 (Residential Agricultural – One Acre Minimum Required Lot Area) zone pursuant to County Code Section 22.20.440.
2. **HEARING DATE.** September 3, 2013.
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly-noticed public hearing was held on September 3, 2013 before the Hearing Officer.
4. **PROJECT DESCRIPTION.** The applicant, AT&T Mobility, is requesting authorization to construct, operate, and maintain an unmanned WTF, consisting of a 54-foot-tall monopine with 12 8-foot panel antennas, four each on three sectors. Twenty-four (24) RRUs (Remote Radio Units), eight per sector, will be placed behind the panel antennas. Also proposed are four surge suppressors on the monopine tower.

The monopine will be located within a 612-square-foot (34-foot-by-18-foot) ground lease area. In addition to the monopine, a 12-foot-by-11-foot, 5-inch equipment shelter with two GPS antennas will be located in the lease area. There will also be room in the lease area for a future generator. The WTF will be located approximately 80 feet west of an existing water tank. The property is surrounded by an existing chain-link fence topped with barbed wire. Access to the site is via a 12-foot-wide access driveway located off of El Camino Drive.
5. **LOCATION.** The project is located at 36809 El Camino Drive, Harold (unincorporated Palmdale), CA 93551 in the Fifth Supervisorial District and within the Palmdale Zoned District. The Assessor Parcel Number is 3054-019-903.
6. **SITE PLAN DESCRIPTION.** The site plan depicts the subject property with a 12-foot-wide access driveway from El Camino Drive with adequate room at the site for the parking of the maintenance vehicle. The subject parcel is irregularly shaped and most of the property is occupied by the Palmdale Water District's 2 million-gallon water tank. The WTF will be located approximately 80 feet west of the water tank. An antenna layout plan depicts three 9-foot-wide sectors with four 8-foot panel antennas each. Behind the panel antennas are 24 RRUs, eight per sector. Four surge suppressors are depicted directly on the monopine tower. An equipment layout plan depicts a 12-foot-by-11-foot, 5-inch, equipment shelter with two GPS antennas. An area for a future generator is also depicted.
7. **EXISTING ZONING.** The subject property is zoned R-A-1.

Surrounding properties area zoned as follows:

North: R-A-1

South: O-S (Open Space)

East: R-A-1

West: O-S

8. **EXISTING LAND USES.** The subject property is developed with a 2 million-gallon water tank of the Palmdale Water District.

Surrounding properties area developed as follows:

North: Vacant land

South: Aqueduct, vacant land

East: Vacant land, Antelope Valley (SR-14) Freeway

West: Aqueduct, vacant land, single-family residences

9. **PREVIOUS CASES/ZONING HISTORY.** Ordinance 6260 established the R-A zone on the subject property on September 4, 1953.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the N2 (Non-Urban 2) land use category of the Antelope Valley Areawide General Plan ("Community Plan"). The N2 designation is intended for low density rural uses of up to one dwelling unit per acre. The WTF is a utility type of use and is, therefore, consistent with the permitted uses of the underlying land use category.

The following policy of the Los Angeles Countywide General Plan is applicable to the proposed project:

- *Public Services Policy 58: "Maintain high quality emergency response services."* WTFs provide cellular service to neighboring residents and motorists. Such service is often used to place emergency calls. The project will ensure that such service will continue to be available and will increase reliable coverage for AT&T users.

The following policies of the Community Plan are applicable to the proposed project:

- *Adequacy of Public Services Policy 29: "Encourage development of services to meet the needs of Antelope Valley residents including health, education, welfare, police and fire, governmental operations, recreation, cultural, and utility services. Such services should be expanded at a rate commensurate with population growth. Phasing of their implementation should be timed to prevent gaps in service as the area grows. Where feasible, service facilities will be established in central urban areas with branches located in outlying communities. When the population base in a community is too small to support a facility, a common*

facility to be shared by a number of small communities should be established at a central point.”

The proposed WTF is considered a utility use and will provide telecommunication services to residents and visitors of the Antelope Valley.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Pursuant to Section 22.20.450 of the County Code, establishments in the R-A zone are subject to the following development standards:
 - Property in the R-A zone shall be subject to all development standards of the R-1 zone, including yard setbacks, vehicle storage, and area requirements.
The subject property meets all applicable development standards of the R-1 zone.
12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The proposed project is for the construction, operation, and maintenance of a WTF in a rural community. The project’s relatively small size, remote location, and physical appearance results in a use that is compatible with the area. The proposed project does not impede the compliance of any development standard in the R-A zone. All required setbacks are met with the proposed project. The project is adequately sized to accommodate construction and maintenance vehicles for the WTF, as such the project will not overburden the area with traffic, nor will other public or private services be impacted by the project. Access to the project is via El Camino Drive, a private street. The project is well served by all applicable and necessary infrastructure, including roads, electricity, and telephone service.
13. **WTF TOWER HEIGHT.** The project is located in the R-A zone, which defers to R-1 development standards with respect to height limits as indicated in the Subdivision & Ordinance Policy No. 01-2010 – Wireless Telecommunications Facilities. The proposed project proposes a WTF monopine tower height of 54 feet, which can be found to be compatible with the surrounding area, which is comprised of adjacent uses of the aqueduct, freeway, 2 million-gallon water tank of the Palmdale Water District, and vacant land. As the tower will be disguised as a pine tree, visual impacts are further reduced. The 54-foot height is necessary for the WTF to achieve effective signal coverage. Therefore, the WTF as proposed is appropriate at the proposed location.
14. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** No comments were received.
15. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** No comments were received.
16. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

17. **PUBLIC COMMENTS.** No comments were received.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

18. The proposed use is consistent with the adopted general plan for the area as it is in the N2 land use category of the Community Plan. The N2 land use category is intended for low-intensity and rural land uses. The proposed WTF is consistent with the land use designation because WTFs provide a necessary service, and the project will not introduce an intensive use to the area. The tower's concealment as a pine tree will further ensure that impacts to aesthetics resources are minimized.

Therefore, the proposed use will be consistent with the adopted general plan for the area.

19. The proposed use is one of low intensity and functions without creating nuisances to others. The WTF will be located in an area that is already disturbed and its design as a pine tree will cause it to better blend in with the surroundings.

Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

20. The subject site is approximately one acre and easily accommodates all required development standards.

Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

21. The proposed WTF will be accessible from El Camino Drive, a private street. All roads in the area are adequate to accommodate the anticipated traffic from the project's construction and operation. All necessary public and private services are proximate to the site.

Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

ENVIRONMENTAL DETERMINATION

22. The project is for the construction of a new WTF on a disturbed parcel containing a water tank. The project site is not in an area that is mapped as environmentally sensitive and there are no applicable exceptions to the categorical exemption.

Therefore, the project qualifies as a Categorical Exemption and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

23. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to fifteen (15) years.
24. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing/meeting substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer has considered the Categorical Exemption for this project and certifies that it is consistent with the findings by the State Secretary of Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201300039 is approved subject to the attached conditions.

Action Date: September 3, 2013

SMT:amc
September 3, 2013

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-00838-(5)
CONDITIONAL USE PERMIT NO. 201300039**

PROJECT DESCRIPTION

The project is for the construction, operation, and maintenance of a new wireless telecommunication facility ("WTF") comprising a 54-foot-tall monopine with 12 8-foot panel antennas, 24 RRUs (Remote Radio Units), and two surge suppressors within a 612-square-foot lease area, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on 15 years.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The

permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (WTF)

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. Upon completion of construction of the facility, the permittee shall submit to the Zoning Enforcement Section of Regional Planning upon request, written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
21. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for WTFs in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
22. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
23. All structures shall conform to the requirements of the Division of Building and Safety of Public Works or other appropriate agency and obtain an encroachment permit if deemed necessary.
24. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Antenna

lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.

25. The project shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A". Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
26. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
27. The maximum height of the facility shall not exceed 54 feet above finished grade.
28. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of Regional Planning the name and contact information of the new service provider.
29. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
30. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
31. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
32. The Regional Planning project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
33. The facility shall be secured by fencing, gates and/or locks.
34. Antennas shall be painted or covered to match their background (branches or trunk). The antennas shall not extend beyond the monotree branches or fronds. There shall be ample branch coverage to hide the antennas from view as effectively as possible. Faux bark cladding shall be provided from the ground to

five feet beyond where the faux branches begin; above the faux bark shall be flat non-reflective brown paint to match the bark.

35. Appurtenant equipment boxes shall be screened or camouflaged.

PROJECT SITE SPECIFIC CONDITIONS

36. This grant shall authorize the construction, operation, and maintenance of a new WTF, comprising a 54-foot-tall monopine with panel antennas; remote radio units, and surge suppressors. The facility also includes an equipment shelter with GPS antennas. A space within the ground lease area is also reserved for a future emergency generator.
37. At such time the applicant wishes to install the emergency diesel generator, the applicant shall contact the Los Angeles County Fire Department, Petro-Chemical Unit at (626) 369-0124 for approval of such generator.
38. Prior to Regional Planning's approval of the Exhibit "A," and forwarding of the Exhibit "A" to the Division of Building and Safety, the applicant shall submit evidence satisfactory to Regional Planning, including a copy of the recorded easement, that easement rights to the subject property have been secured by the applicant.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The facility is on the site of a utility use and is compatible with the existing activities on the site. The use will not adversely affect surrounding residents or workers in the enjoyment of their health, peace comfort or welfare. The location on the site was chosen to better screen the equipment and the base of the facility structure: The equipment enclosure and more than one-third of the bottom of the monopine is fully screened from the street and is fully obscured from view for two-thirds of its perimeter by the water storage tank, pumping shed and the aqueduct. The proposed facility is unmanned and will not be materially detrimental to properties in the vicinity or constitute a menace.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The facility location is a currently under-utilized portion of a public utility parcel that generates only infrequent periodic maintenance visits. The area taken by the proposed facility is a small fraction of the parcel. No parking or loading area beyond the access drive is needed. The parcel shape and size are adequate to accommodate the facility. The placement on the site is designed to maximize the screening of the facility and make it the least visually intrusive design possible. The property location and the siting of the facility is such that it is integrated with the surrounding area.

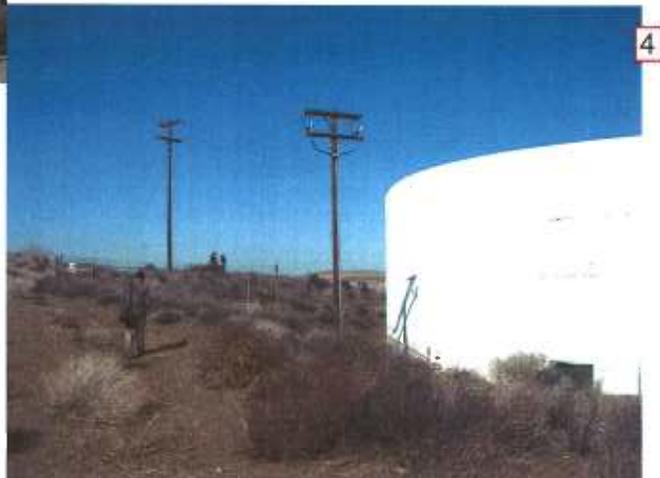
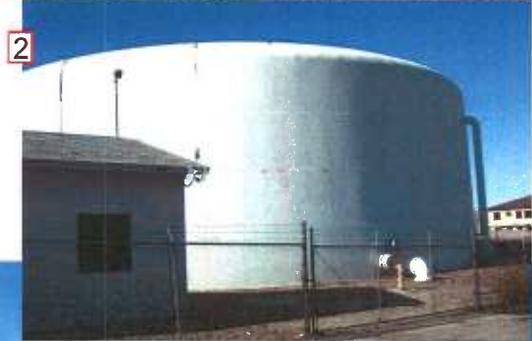
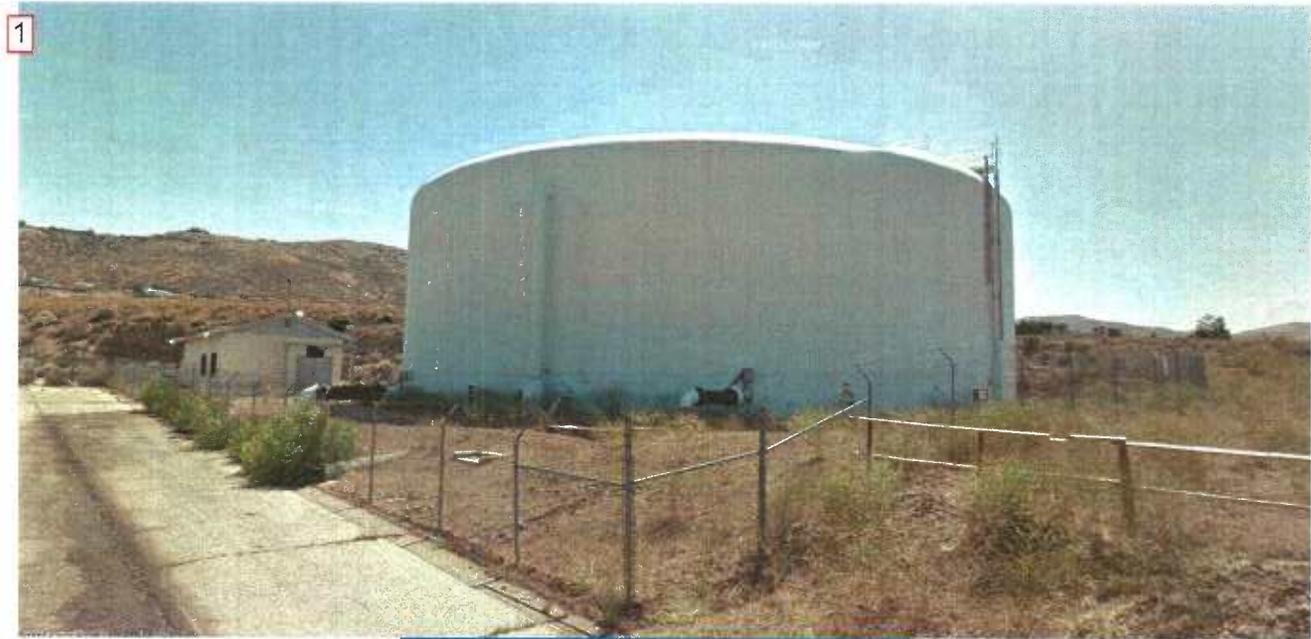
C. That the proposed site is adequately served:

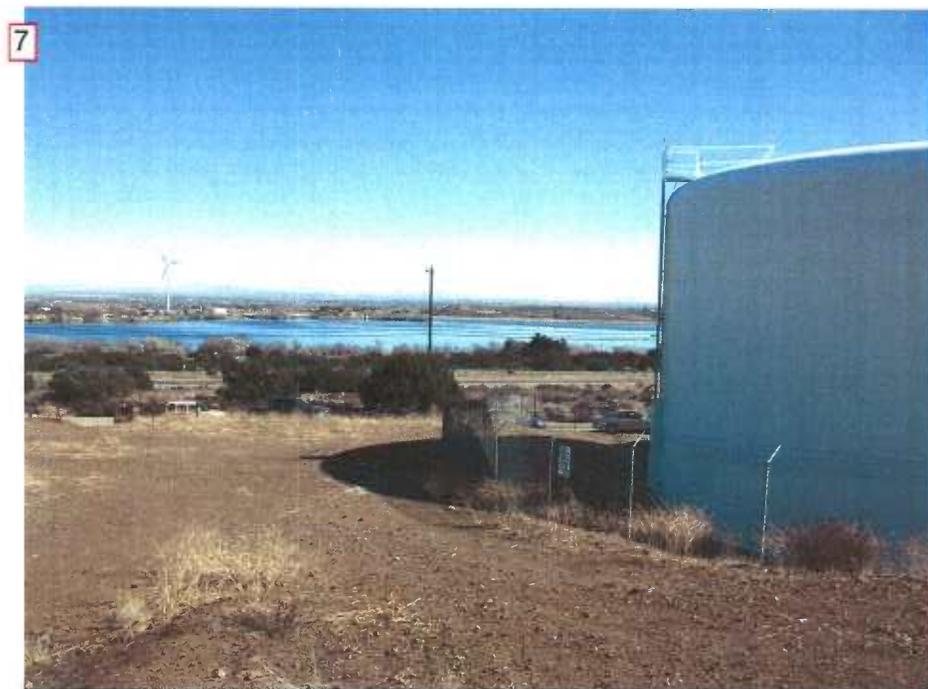
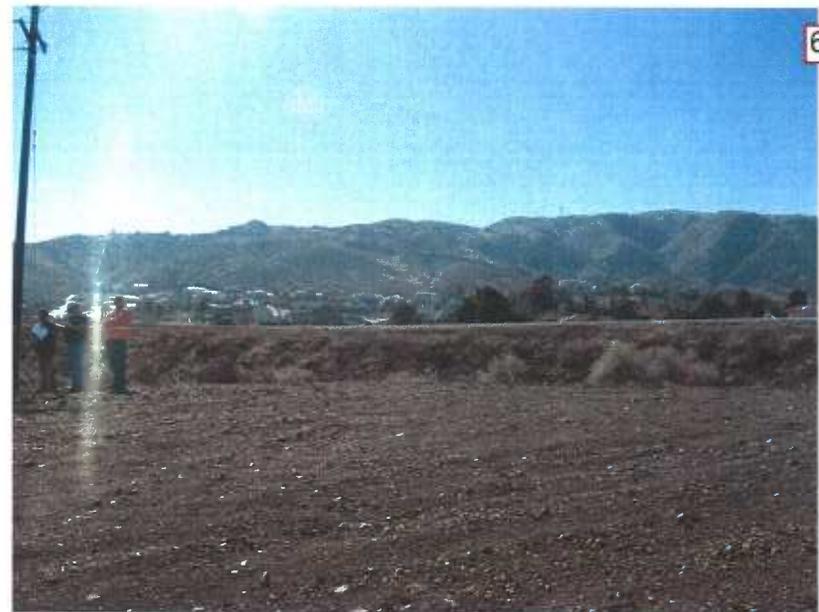
1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The facility location is accessed from a paved road and the on-site all-weather access drive. As the facility generates nothing more than a routine maintenance visit every month or so, there are no significant traffic-related impacts and the existing roadway system is sufficient to accommodate the facility. The necessary public utilities for this use are on site and are adequate.

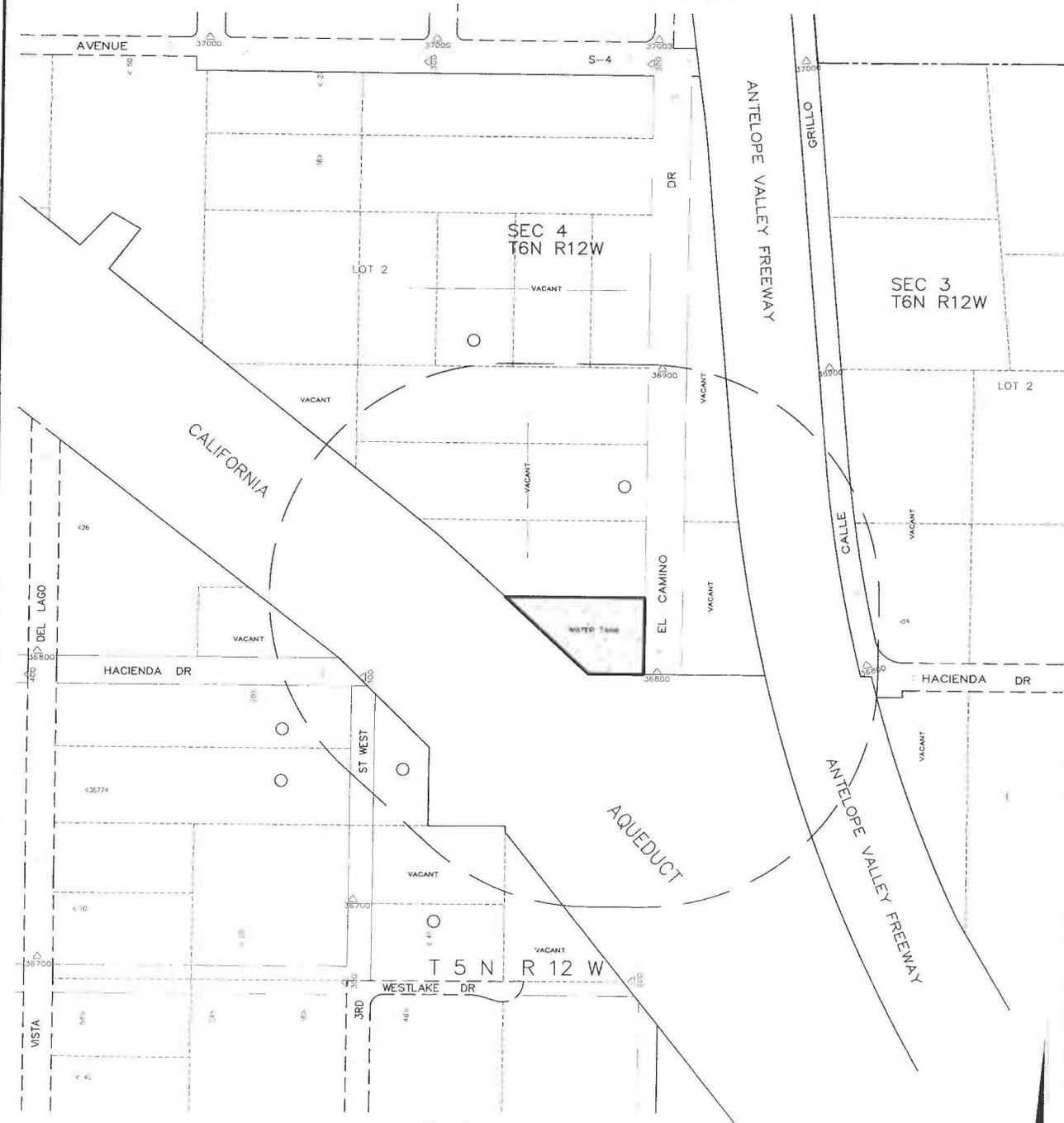
AT&T Site No. NL0468 – El Camino PWD Water Tank, Harold







COUNTY OF LOS ANGELES



500' RADIUS MAP

GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 FAX (626) 441-8850
 gcmapping@radiusmaps.com

LEGEND

○ SINGLE FAMILY RESIDENCE

ALL OTHER USES AS SHOWN

CASE NO.

DATE: 03-11-2013

SCALE: 1" = 100'

LAND USE MAP

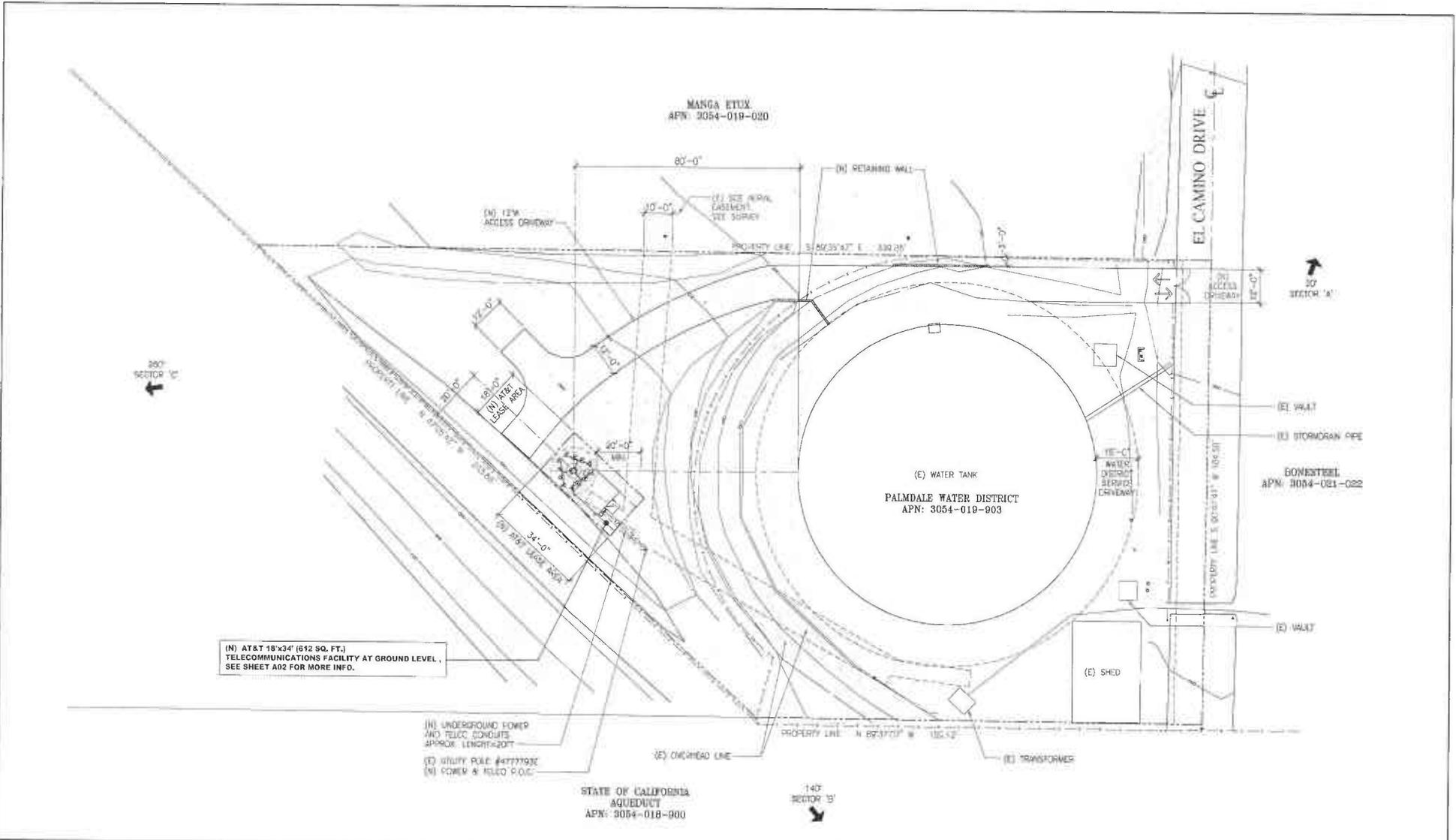


at&t
Mobility

SITE NUMBER: NL0468

SITE NAME: PALMDALE WATER EL CAMINO TANK

DRAWING INDEX	REV.	DIRECTIONS	PROJECT INFORMATION																								
T01 TITLE SHEET A01 SITE PLAN A02 ENLARGED SITE PLAN, EQUIPMENT & ANTENNA LAYOUT PLANS A03 ELEVATIONS A04 ELEVATIONS B01 TOPOGRAPHIC SURVEY B02 TOPOGRAPHIC SURVEY	0 0 0 0 0 0 0 0	<p style="text-align: center;"><u>DRAWING DIRECTIONS FROM BEST WIRELESS SITES:</u></p> 1. START OUT GOING EAST ON PARK PLAZA DR TOWARD SHOEMAKER AVE. 2. TURN LEFT ONTO SHOEMAKER AVE. 3. TURN LEFT ONTO ARRIETA BLVD. 4. TAKE CHANGY W, THEN TAKE I-10E N, THEN TAKE I-10 N. 5. TAKE EXIT 162 FOR STATE ROUTE 14N. 6. TAKE EXIT 33 FOR AVENUE 5. 7. TURN LEFT ONTO E AVENUE 5/W AVENUE 5 CONTINUE TO FOLLOW W AVENUE 5. 8. TURN LEFT ONTO DUYON AVE. 9. CONTINUE ONTO W AVE 5--4 ARRIETA 36800 EL CAMINO DR PALMDALE, CA 93551	<p><u>SCOPE OF WORK:</u> AN UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING THE INSTALLATION OF:</p> 1. ONE (1) 11'-8" X 12'-0" PRE-FAB EQUIPMENT SHELTER. 2. ONE (1) 34' HIGH MONOPOL. 3. TWELVE (12) PANEL ANTENNAS. 4. (2) GPS ANTENNAS. 5. POWER, TELCO AND SIGNAL RAYS. <p><u>SITE ADDRESS:</u> 36800 EL CAMINO DR. PALMDALE, CA 93551</p> <p><u>PROPRIETY OWNER:</u> PALMDALE WATER DISTRICT 2029 E AVENUE 0 PALMDALE, CA 93550</p> <p><u>CONTACT PHONE:</u> PALMDALE WATER DISTRICT (805) 456-1018</p> <p><u>BUILDING SUMMARY:</u> <u>OCCUPANCY:</u> U <u>TYPE OF CONSTRUCTION:</u> U-B (UNMANNED TELECOM) <u>LEASE AREA:</u> 612 SQ. FT. <u>ZONING:</u> R-0-1 <u>JURISDICTION:</u> COUNTY OF LOS ANGELES <u>LATITUDE:</u> <u>LONGITUDE:</u> <u>(LAT/LONG TYPE):</u> NAD 83 <u>ELEVATION:</u> 1493 FT <u>APN:</u> 0054-019-903 <u>ACCESSIBILITY REQ'D:</u> (UNMANNED) TELECOMMUNICATIONS FACILITY AND NOT FOR HUMAN HABITATION; HANDICAPPED ACCESS NOT REQUIRED.</p> <p><u>OWNER:</u> AT&T MOBILITY SERVICES 12000 PARK PLAZA DRIVE CERRITOS, CA 94701</p> <p><u>SITE ACQUISITION PHONE:</u> SHAWN KATZ (949) 505-5169</p> <p><u>PHONE NUMBER:</u> VANCE POWERS (861) 367-5619</p> <p><u>RF ENGINEER PHONE:</u> SANDHEEP MANGAT (440) 612-6750</p> <p><u>CONSTRUCTION:</u> JEFF JACOBI (949) 505-3005</p> <p><u>UTILITY PROVIDER:</u> <u>POWER COMPANY:</u> SCE 300 PL CEPEDA BLDG. C HAWTHORNE, CA 93276 <u>CONTACT PERSON PHONE:</u> JERRY CHAMBERLAIN (909) 820-3681 <u>TEL COMPANY:</u> AT&T <u>CONTACT PERSON PHONE:</u></p>																								
<p>CODE COMPLIANCE ** NOTE: ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p>		<p style="text-align: center;">VICINITY MAP</p>																									
1. 2010 CALIFORNIA ADMINISTRATIVE CODE (CAC) 2. 2010 CALIFORNIA BUILDING CODE (CBC) VOLUMES 1, AND 2 (2009 EDITION INTERNATIONAL BUILDING CODE WITH 2010 CALIFORNIA AMENDMENTS) 3. 2010 CALIFORNIA ELECTRICAL CODE (CEC) (2009 EDITION NATIONAL ELECTRICAL CODE WITH 2010 CALIFORNIA AMENDMENTS) 4. 2010 CALIFORNIA MECHANICAL CODE (CMC) (2009 EDITION INTERNATIONAL MECHANICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)	5. 2010 CALIFORNIA ENERGY CODE (CEC) (2009 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS) 6. 2010 CALIFORNIA FIRE CODE (CFC) (2009 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS) 7. 2010 CALIFORNIA GREEN CODE (CGC) 8. 2010 CALIFORNIA REFERENCES STANDARDS CODE	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>CHK</th> <th>APP'D</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>02/19/13</td> <td>ISSUED FOR ZONING PERMIT</td> <td>HH</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>A</td> <td>02/26/13</td> <td>ISSUED FOR 2D REVIEW AND COMMENT</td> <td>HH</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>NO.</td> <td>DATE</td> <td>REVISIONS</td> <td>BY</td> <td>CHK</td> <td>APP'D</td> </tr> </tbody> </table> <p>SCALE AS SHOWN DESIGNED DRAWN</p>		NO.	DATE	REVISIONS	BY	CHK	APP'D	0	02/19/13	ISSUED FOR ZONING PERMIT	HH	BOK	DKD	A	02/26/13	ISSUED FOR 2D REVIEW AND COMMENT	HH	BOK	DKD	NO.	DATE	REVISIONS	BY	CHK	APP'D
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0	02/19/13	ISSUED FOR ZONING PERMIT	HH	BOK	DKD																						
A	02/26/13	ISSUED FOR 2D REVIEW AND COMMENT	HH	BOK	DKD																						
NO.	DATE	REVISIONS	BY	CHK	APP'D																						
<p>DCI PACIFIC A/E/C WORKS</p> <p>400 HIGHLAND BLVD SUITE 100 COSTA MESA, CA 92626 714 440-1000 FAX 714 440-1001</p>	<p>VeloTera</p> <p>1000 PARK PLAZA DRIVE CERRITOS, CA 94701</p>	<p>NL0468 PALMDALE WATER EL CAMINO TANK 36800 EL CAMINO DR. PALMDALE, CA 93551</p>	<p>at&t Mobility</p> <p>12000 PARK PLAZA DRIVE CERRITOS, CA 94703</p>	<p>SHEET TITLE</p> <p>TITLE SHEET</p>	<p>SHEET NUMBER</p> <p>T01</p>																						



SITE PLAN

DCI PACIFIC
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949 475.1000 | 949 475.1001 F

VeloTera
WATERWORKS ENGINEERING & ARCHITECTURE CONSULTING

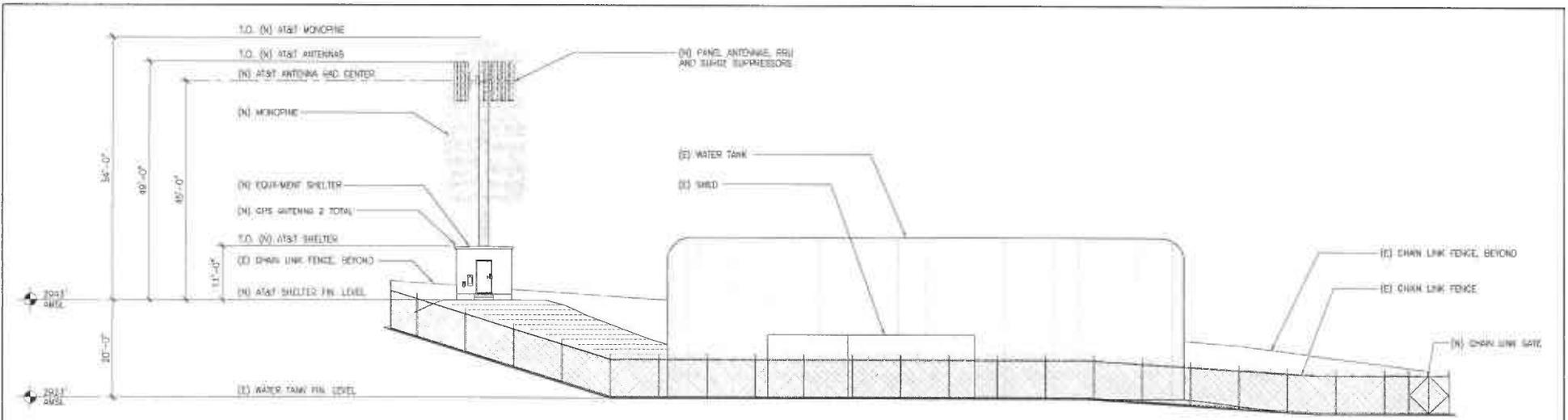
NL0468
PALMDALE WATER
EL CAMINO TANK
36609 EL CAMINO DR.
PALMDALE, CA 93551

at&t
12800 PARK PLAZA DRIVE
CITY OF PALMDALE, CA 93552

NO.	DATE	REVISIONS	BY	CHK	APP'D
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A	02/26/13	ISSUED FOR ZD REVIEW AND COMMENT	HR	BOK	DHD

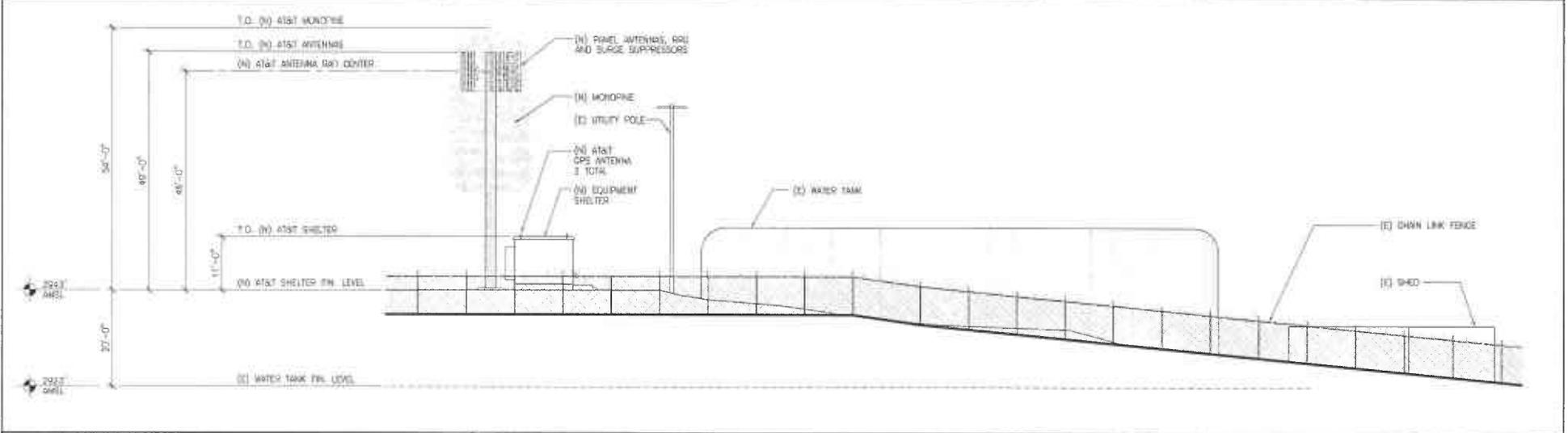
SHEET TITLE	SHEET NUMBER
SITE PLAN	A01

SCALE: AS SHOWN
DESIGNED: [] DRAWN: []
SCALE: 1"=10'-0" 0' 4" 8" 16'



SOUTHEAST ELEVATION

SCALE: 1"=10'-0" 1



SOUTHWEST ELEVATION

SCALE: 1"=10'-0" 2

DCI PACIFIC
A/E/C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE, CA 92614
T 949 475.1000 | F 949 475.1001

VeloTera
380 SAMSON AVENUE
SANFORD, CALIFORNIA

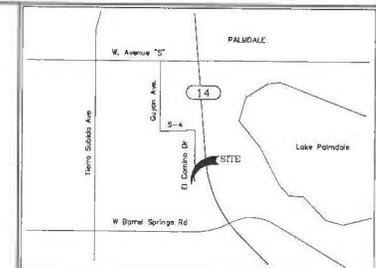
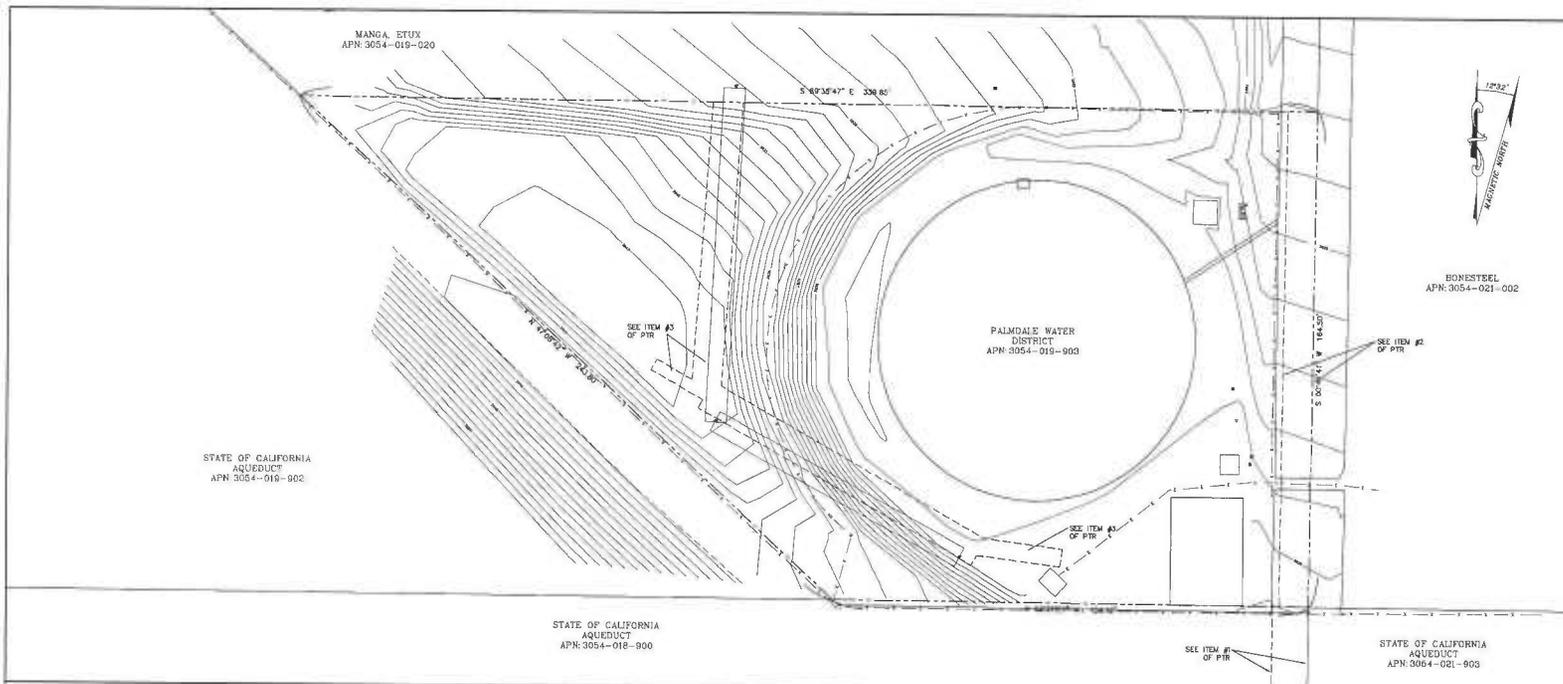
NL0468
PALMDALE WATER
EL CAMINO TANK
36809 EL CAMINO DR.
PALMDALE, CA 93551

at&t
LIFE LINK FLORA DRIVE
CHANNON, CALIFORNIA

NO.	DATE	REVISIONS	BY	CHK	APP'D
D	03/19/13	ISSUED FOR ZONING PERMIT	HH	BOK	DKD
A	02/28/13	ISSUED FOR ZONING PERMIT	HH	BOK	DKD

SCALE AS SHOWN DESIGNED DRAWN

SHEET TITLE	SHEET NUMBER
ELEVATIONS	A03

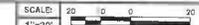


VICINITY MAP

LEGEND

- These standard symbols will be found in the drawing.
- ELECTRICAL BOX
 - ▽ FIRE HYDRANT
 - GUY WIRE
 - MONUMENT FOUND
 - UTILITY POLE
 - ⊕ WATER VALVE
 - EC EDGE OF CONCRETE
 - ELTR ELECTRICAL TRANSFORMER
 - ELVA ELECTRICAL VAULT
 - EP EDGE OF PAVEMENT
 - ER EDGE OF DIRT ROAD
 - FNCP FENCE TOP
 - NC GROUND SPOT ELEVATION
 - RTOE ROOF TOE
 - SDPI STORMDRAIN PIPE
 - SW PLATFORM TANK
 - TW WALL TOP
 - WROH WIRE OVERHEAD
 - WT WATER TANK RIM
 - WVA WATER VAULT
 - BOUNDARY LINE
 - CENTER LINE
 - MISC. PROPERTY LINE
 - MISC. TIE LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - FENCE LINE

OVERALL SITE PLAN



THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE EAST HALF OF LOT 2 IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22, 1889.

EXCEPTING THEREFROM THAT PORTION CONVEYED BY JACK ECHOLS AND ALBERTA ECHOLS, HUSBAND AND WIFE TO THE STATE OF CALIFORNIA, BY A GRANT DEED RECORDED NOVEMBER 30, 1985, AS INSTRUMENT NO. 480, OF OFFICIAL RECORDS.

TITLE REPORT NOTES:

THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO. 08307291 PREPARED BY LAWYERS TITLE COMPANY AND DATED FEBRUARY 11, 2013 FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY.

ITEM #1 - A Joint Use and Occupancy Agreement dated June 15, 1979, by and between The Palmdale Irrigation District and the State of California, subject to the terms, provisions and conditions as therein contained as recorded June 25, 1979, as Instrument No. 79-591840, of Official Records. (AS SHOWN HEREON)

ITEM #2 - An easement for the purpose shown below and rights incidental thereto as set forth in a document Granted to: Southern California Edison Company, a Corporation Purpose: Public utilities Recorded: May 19, 2011, as Instrument No. 20110700916, Official Records (AS SHOWN HEREON)

ITEM #3 - An easement for the purpose shown below and rights incidental thereto as set forth in a document Granted to: Southern California Edison Company, a Corporation Purpose: Public utilities Recorded: June 27, 2012, as Instrument No. 20120954088, Official Records (AS SHOWN HEREON)

ITEM #4 - The fact that the public record does not disclose that the ownership of said land includes rights of access to or from any public street. Notwithstanding the inuring clauses of the policy, the Company does not insure against loss of damage by reason of a lack of a right of access to and from the land.

END OF EASEMENTS

OWNER'S NAME: PALMDALE WATER DISTRICT

ASSESSOR'S PARCEL NUMBER(S) 3054-019-903

BASIS OF BEARINGS (NAD 83; Epoch 2002)

THE BEARINGS SHOWN HEREON ARE BASED ON CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 5. AS DETERMINED BY G.P.S. OBSERVATIONS USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: NAVD 1988

ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) BILL ELEVATION = 185.18' AND 2) TOPP ELEVATION = 103.77' WITH GEOD 2012 CORRECTIONS APPLIED.

SITE DATA

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program
County: Los Angeles Effective Date: 6/26/2008
Panel: 0670P Community-Panel Number: 06037C
The Flood Zone Designation for this site is: ZONE: X

LEGEND

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take precedence over noted & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on FEBRUARY 27, 2013.

PROPERTY LEGAL DESCRIPTION

TITLE REPORT NOTES

FEMA FLOOD ZONE INFORMATION

GENERAL NOTES

FLOYD SURVEYING
2821 GREEN RIVER RD.
STE 105--202
CORONA, CA 92682
CELL: (949) 203-9262
EMAIL: fsl@floydsurveying.com

DCI PACIFIC A/E/C WORKS
ARCHITECTURE-ENGINEERING-CONSULTING
32 EXECUTIVE PARK, SUITE 110, IRVINE, CA 92614
PHONE: (949) 475-1000 FAX: (949) 475-1001

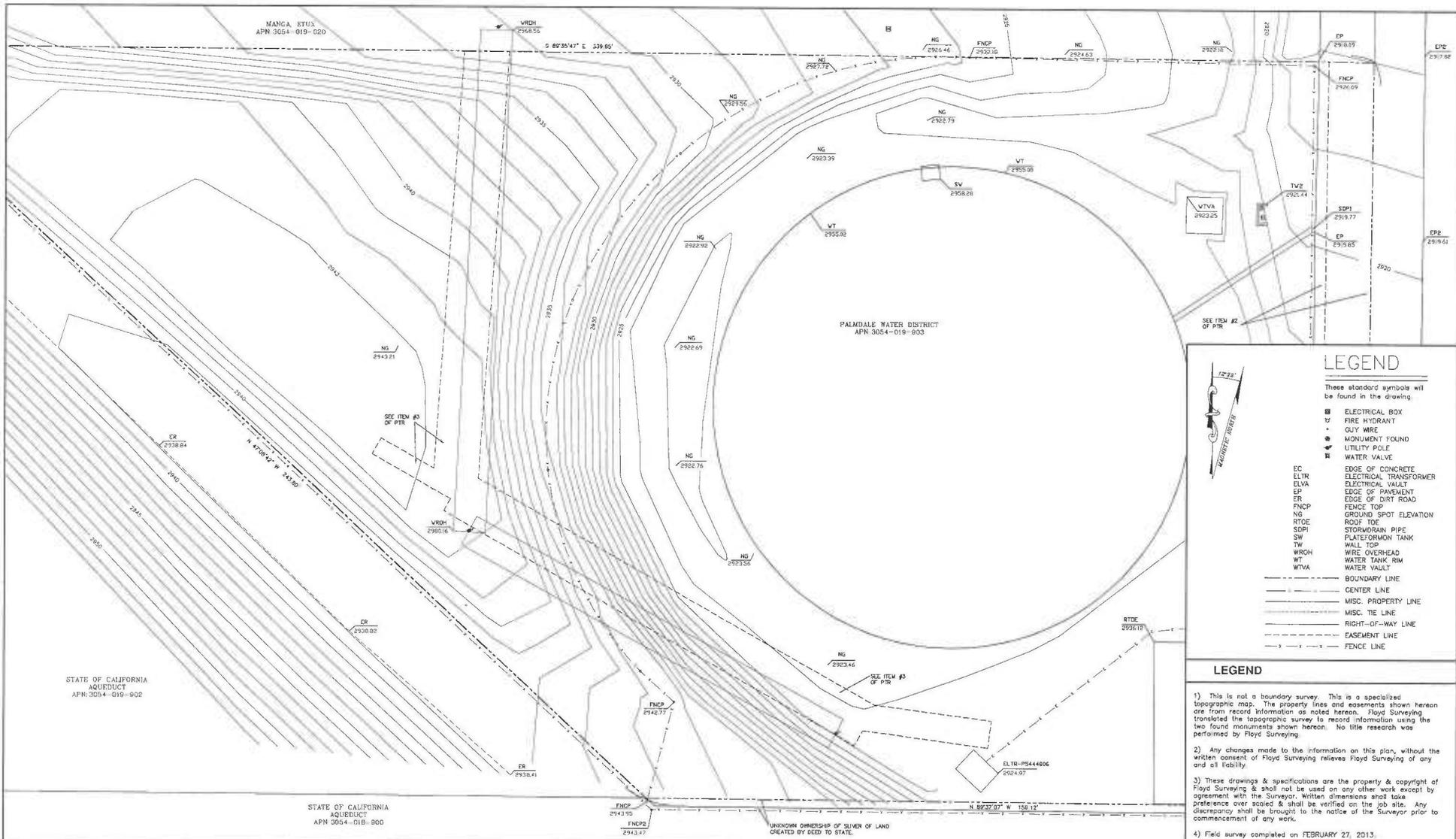
NL0468
PALMDALE WATER EL CAMINO TANK
38809 EL CAMINO DRIVE
PALMDALE, CA 93551

at&t
4200 PARK PLAZA DRIVE
CERRITOS, CA 90703

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	3/2/13	BOX ZONING DRAWINGS	DAF	DAF	DAF
SCALE AS SHOWN DESIGNED DRAWN					

SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **B01**



LEGEND

These standard symbols will be found in the drawing.

	ELECTRICAL BOX
	FIRE HYDRANT
	CITY WIRE
	MONUMENT FOUND
	UTILITY POLE
	WATER VALVE
	EDGE OF CONCRETE
	ELECTRICAL TRANSFORMER
	ELECTRICAL VAULT
	EDGE OF PAVEMENT
	EDGE OF DIRT ROAD
	FENCE TOP
	GROUND SPOT ELEVATION
	ROOF TOE
	STORMWATER PIPE
	PLATFORM TANK
	WALL TOP
	WIRE OVERHEAD
	WATER TANK RIM
	WATER VAULT

	BOUNDARY LINE
	CENTER LINE
	MISC. PROPERTY LINE
	MISC. TIE LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	FENCE LINE

- ### LEGEND
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 - Field survey completed on FEBRUARY 27, 2013.

DETAIL SITE PLAN
 SCALE: 1" = 10'
 10 5 0 10

GENERAL NOTES
 SHEET TITLE SHEET NUMBER

FLOYD SURVEYING
 2621 GREEN RIVER RD.
 STE. 105-202
 CORONA, CA 92882
 CELL: (949) 200-0828
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NL0468
 PALMDALE WATER EL CAMINO TANK
 36809 EL CAMINO DRIVE
 PALMDALE, CA 93551

at&t
 Mobility
 12900 PARK PLAZA DRIVE
 CERRITOS, CA 90703

0	3/2/13	80% ZONING DRAWINGS	DAF	DAF	DAF
NO.	DATE	REVISIONS	BY	CHK	APP
SCALE AS SHOWN		DESIGNED	DRAWN		



TOPOGRAPHIC SURVEY
B02

NL0468 Justification Plots



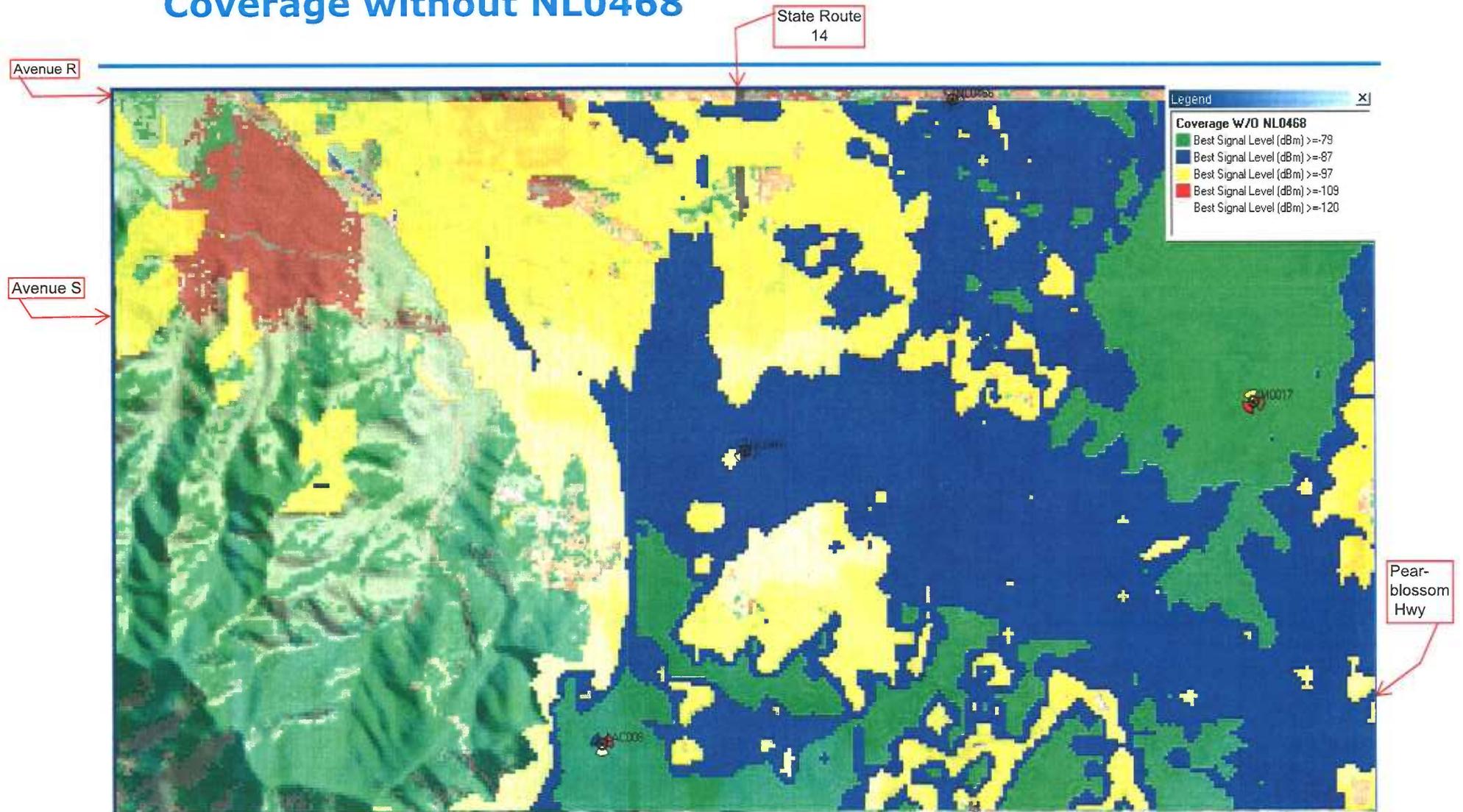
Best Network- Period!

Wireless Network Services

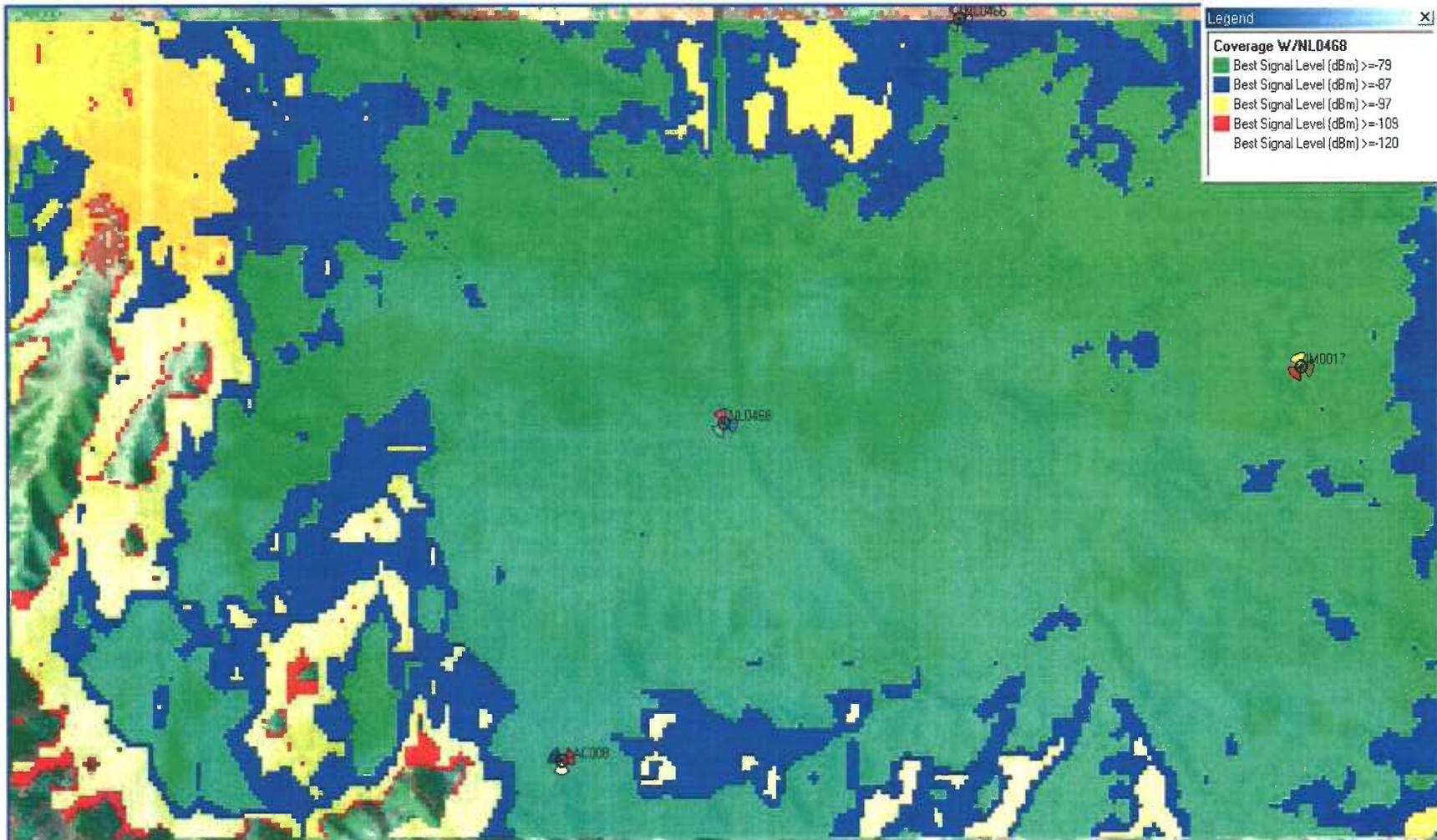
Industry Leading Cost of Service

Operational Excellence

Coverage without NL0468



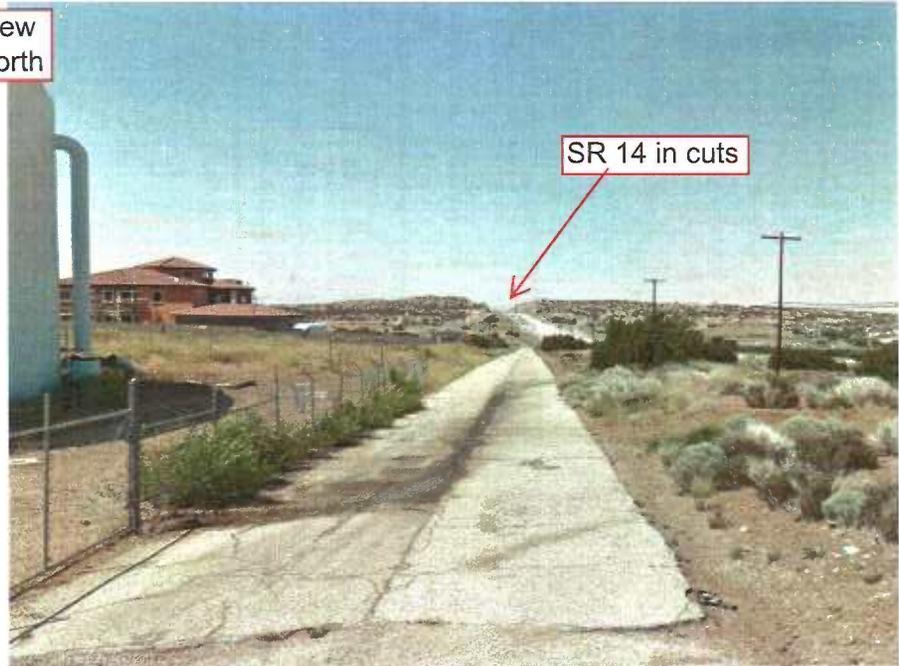
Coverage With NL0468



NL0468 – Coverage Objective into topographic cuts on SR 14



View North



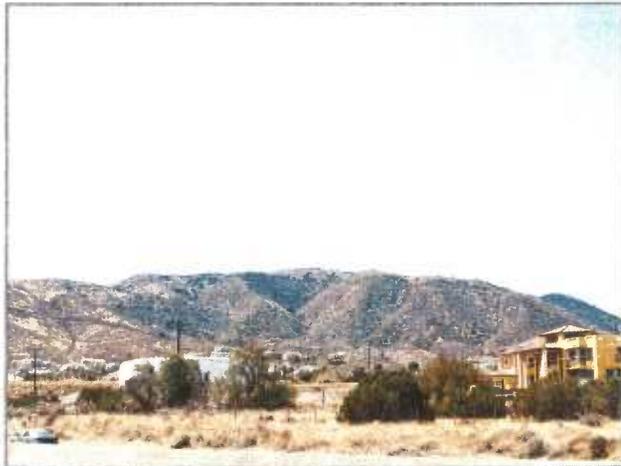
View Southeast





LOCATION

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EXISTING



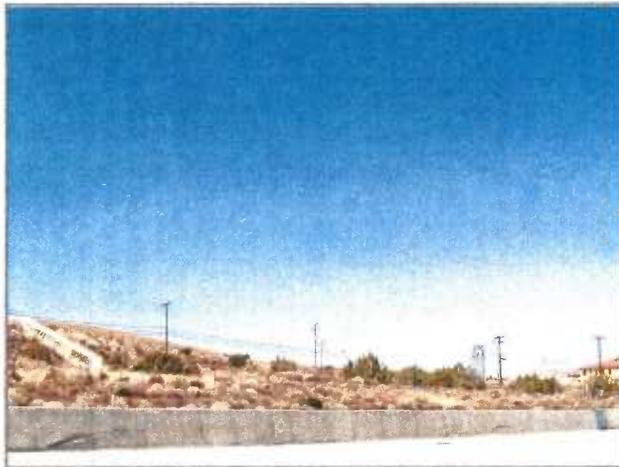
PROPOSED

LOOKING SOUTHWEST FROM 14 FREEWAY

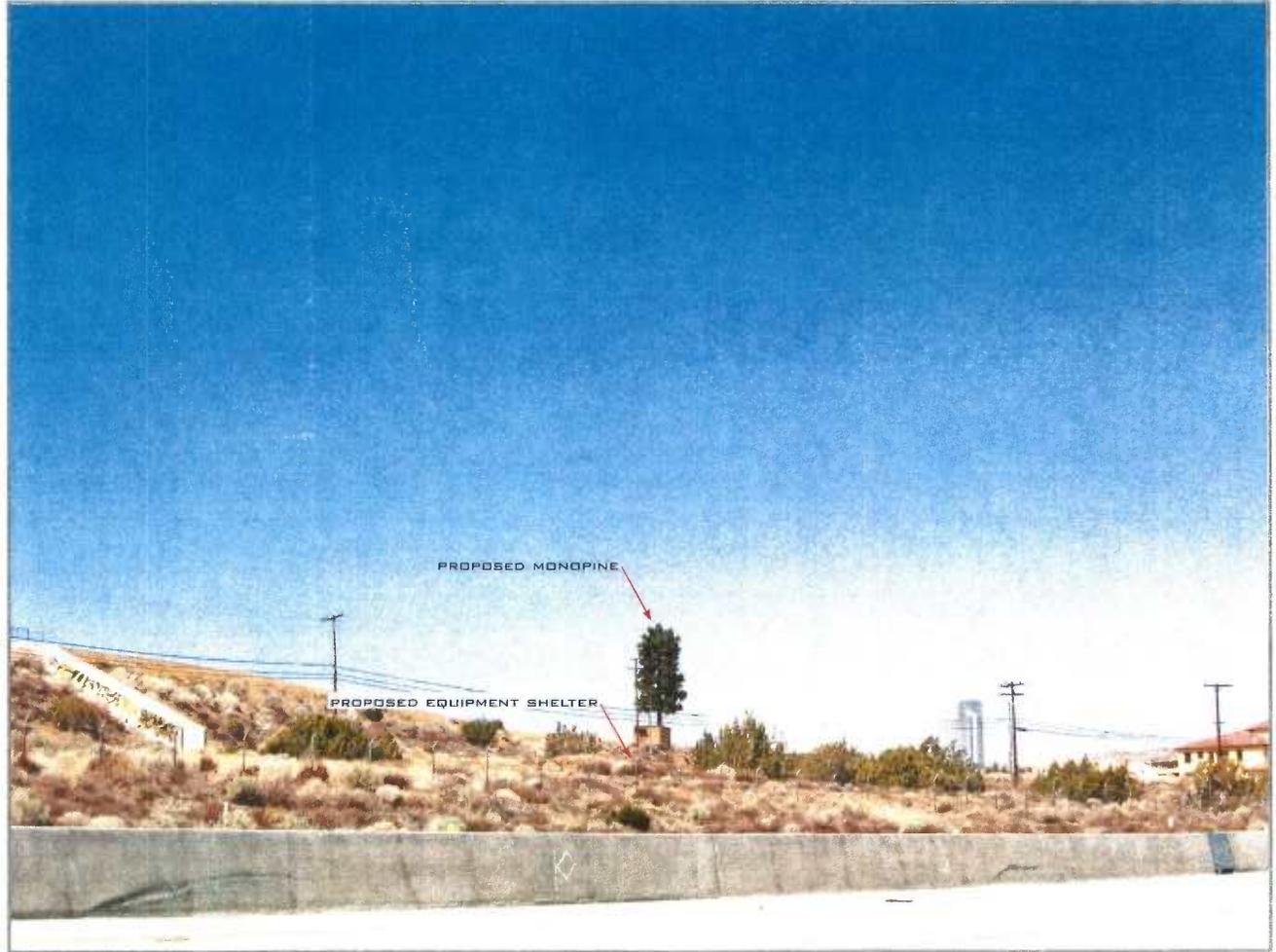


LOCATION

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EXISTING



PROPOSED

LOOKING NORTHWEST FROM 14 FREEWAY



LOCATION

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EXISTING



PROPOSED

LOOKING SOUTHEAST FROM TIERRA SUBIDA AVENUE